



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.2740
970.224.6134- fax
fcgov.com

July 3, 2019

Ms. Annie Obermann
Forge and Bow Dwellings
116 North College Avenue
Fort Collins, Colorado 80521

Re: Review of Proposed Alterations to Long Apartments, 220 East Laurel Street

Dear Ms. Obermann,

This report is to inform you of the results of Historic Preservation staff's review of your application for alterations to the Long Apartments, 220 East Laurel. The property is a Fort Collins Landmark, designated by Council Ordinance No. 27, 1997.

The alterations reviewed consisted of replacement of a historic window and door on the front elevation of the wing connecting the apartments with the garages; painting the wing's unpainted brick white; changes to the front and rear landscape; and adding a dumpster screen and a cedar fence.

As more fully described in the accompanying report, staff's review of the proposed work finds that most of the alterations do not meet the standards provided for in Chapter 14, Section 14-53 of the Municipal Code. Specifically, staff finds that the replacement of the historic window and door has not been sufficiently justified, and does not meet the Secretary of the Interior's (SOTI) Standards for Rehabilitation Standards 2, 5, and 6; that painting the unpainted brick does not meet SOTI Standards 4, 7, and 10; and that the landscape changes proposed for the Laurel and Mathews Streets elevations does not meet SOTI Standard #2. These requests, as presented, are denied.

Staff finds that the landscape changes proposed for the courtyard area behind the wing do meet the SOTI Standards. These plans are approved.

Staff finds that it does not have sufficient information on the proposed fence and dumpster screen to evaluate them, and these items are tabled for further information.

I have enclosed the staff report evaluating the proposed work, as well as a copy of your application. If you have any questions regarding this review, I may be reached at kmcwilliams@fcgov.com, or at (970) 224-6078.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen McWilliams".

Karen McWilliams
Historic Preservation Division Manager



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CERTIFICATE OF APPROPRIATENESS

ISSUED: July 3, 2019

EXPIRATION: July 3, 2020

Ms. Annie Obermann
D.L. Obermann Trust
c/o Forge and Bow Dwellings
116 North College Avenue
Fort Collins, CO 80521

Re: Approval of Landscape Alterations to Rear Courtyard of the Long Apartments, 220 East Laurel Street

Dear Ms. Obermann,

This letter provides you with confirmation that the proposed changes to the landscape in the rear courtyard of the Long Apartments, 220 East Laurel and reviewed by Historic Preservation Division staff on July 3, 2019, have been approved by the City's Historic Preservation Division. Staff finds that the proposed work meets the criteria and standards in Chapter 14, Article IV of the Fort Collins Municipal Code, including the Secretary of the Interior's Standards for Rehabilitation.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations or changes to the plans are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

Property owners have up to 14 days to appeal design review decisions regarding their properties. If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at kmcwilliams@fcgov.com, or 970-224-6078.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen McWilliams".

Karen McWilliams
Historic Preservation Division Manager

PROJECT NAME**220 EAST LAUREL STREET, LONG APARTMENTS – DESIGN REVIEW**

STAFF

Karen McWilliams, Historic Preservation Manager

PROJECT INFORMATION

PROJECT DESCRIPTION:	This is a request for design review of replacement of a historic window and door in the wing at the Long Apartments, 220 East Laurel Street; to paint the wing's unpainted brick white; to change the landscape; and to add a dumpster cover and a cedar fence. The property is a designated Fort Collins Landmark. The wing addition has previous also been addressed as 218 East Laurel Street.
OWNER/APPLICANT:	D.L. Obermann Trust c/o Forge and Bow Dwellings/Annie Obermann
RECOMMENDATION:	Based on the information provided by the applicant, staff denies the request for replacement of the window and door; denies the request to paint the brick; denies the request to change the front and side landscaping; approves the request to change the landscape in the courtyard area; and has insufficient information to render a decision on the proposed cedar fence and trash dumpster screen.

EXECUTIVE SUMMARY

The Long Apartments at 220 East Laurel Street were designated as a Fort Collins Landmark by Council ordinance No. 27, 1997, for its architectural importance. The Landmark designation of the property includes the full extent of the property, with the garage and wing addition specifically called out for inclusion.

The applicant is requesting approval to replace a historic window and a historic door on the front elevation of the wing, as well as to paint the historic brick. The wing was constructed between 1948 and the mid-1960s, based upon Larimer County Tax Assessor's photos. The applicants are proposing to replace the window and door for efficiency, with a new window and door from the Pella Architects line, with matching dividers; the material, although not specified is presumed to be wood. The design of the replacement door is not provided; again, the material is presumed to be wood. The historic landscape of the Laurel Street and Mathews Street elevations is planted grass lawn; the applicants are proposing to change the existing landscape by introducing new plantings and hardscape features on these elevations.

Additionally, the applicant is proposing to install a cedar fence on the north side of the lot; and to add a screen to cover the dumpsters. The details of the fence and dumpster screen are unknown.

The applicants are proposing to change the landscape of the rear courtyard, behind the wing, by adding plantings and hardscape. This landscape area currently is a mix of dirt, overgrown plantings, and at least one planting box. Unlike the Laurel and Mathews Street elevations, there is no historic landscape character or pattern discernable in the courtyard.

STAFF'S ROLE

Pursuant to Municipal Code Chapter 14, Article IV, Section 14-53 and 14-54, upon receipt of a completed application, staff may review the application, or may refer the application to the Landmark Preservation Commission for review. The staff, or if referred, the Commission, shall determine if the proposed alteration meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and any applicable City standards adopted by ordinance for historic reviews.

BACKGROUND

The Long Apartments were constructed by Ora Long in the summer of 1922, at an estimated cost of \$24,000. Long and his family moved to Fort Collins in 1901, finding work as a carpenter and building contractor, and served for a time as City Building Inspector. When the Long Apartment building was constructed, each of its 14 apartments had four rooms and bath, and it was described in the Fort Collins *Express* at the time as "thoroughly modern." The apartment building is a rectangular, three-story-with-garden-level structure, constructed of red brick with contrasting tan brick trim. A seven-bay garage of matching brick was constructed in 1926 by Fishback and McHugh. Between 1949 and 1969, a one-story flat roof addition (the "wing") was constructed, connecting the apartment building to the garage.

Consistent with its period of construction, the historic wing consists of unpainted red brick front elevation, and a concrete block rear elevation, painted tan. A single person door with small diamond shaped lite, and a horizontal fixed-pane window flanked by matching 1 over 1 windows with a sandstone sill, are located on the front of the wing. A glass block window is located on the rear (courtyard) elevation of the wing.

PROPOSED WORK FOR WHICH THE APPLICANT IS SEEKING A REPORT OF ACCEPTABILITY:

- 1. The applicant is requesting approval to replace the historic window on the front elevation of the wing, with a new window and door from the Pella Architects line, with matching dividers, and presumably of wood, for efficiency and operability.**
Staff finds that this request does not meet the Secretary of the Interior's (SOTI) Standard #2, which requires that distinctive materials and features not be removed or altered without sufficient cause; Standard #6, which requires that deteriorated historic features will be repaired rather than replaced; and Standard #5, which is unambiguous in regard to retention of historic materials, stating that distinctive character-defining features, including their materials and construction techniques, "will be preserved." The applicants have not offered any evidence that the windows cannot be repaired, and the operability of the windows cannot be restored. Staff notes that energy efficiency can be substantially increased by proper installation of the window; through added insulation around the window; and by an interior window insert or storm. All of these have the benefit of increased sustainability in terms of energy efficiency, retaining embodied energy, and by not adding to the waste stream.
- 2. Similarly, the applicant is requesting replacement of the historic door; the materials and design of the replacement door is not provided; the materials are proposed to be wood. The applicants are proposing to replace the door for efficiency.**

Staff finds that this request does not meet the Secretary of the Interior’s (SOTI) Standard #2, which requires that distinctive materials and features not be removed or altered without sufficient cause; Standard #6, which requires that deteriorated historic features will be repaired rather than replaced; and Standard #5, which is unambiguous in regard to retention of historic materials, stating that distinctive character-defining features, including their materials and construction techniques, “will be preserved.” The applicants have not offered any evidence that the condition of the door is such that it requires replacement, or that energy efficiency cannot be increased through other means, such as by insulation and weather stripping.

3. Another request is to paint the unpainted historic red brick on the front of the wing white.

This does not meet the SOTI Standards 4, as it does not respect the historical significance of the wing addition; Standard #7, as it would introduce a treatment that can cause damage to the brick; Standard #5, by changing the distinctive finish of the unpainted red brick, altering the character of the apartment complex; and Standard #10, as the paint cannot be removed in the future without some impairment of the historic brick.

4. A cedar fence is proposed to be installed on the north side of the lot;

Additional information is required on the design and location of the fence in order for staff to evaluate this request.

5. The existing landscape on the Laurel Street and Mathews Street elevations is proposed to be changed by removing sections of turf and introducing new plantings and hardscape features.

The historic landscape of the Laurel Street and Mathews Street elevations is planted grass lawn. The removal of areas of turf grass and the introduction of hardscape features on these elevations does not meet SOTI Standard #2, as it would noticeably change the historic character of the property, which the Standard requires to be retained and preserved.

The applicant notes that the grass is planted right up to the foundation of the building in several locations. A plan to pull the turf back by a short distance, and potentially add narrow planting beds, would be a minor change to the historic pattern, and would likely be found to comply with the Standards.

6. Additionally, the applicants are proposing to change the landscape in the rear courtyard, behind the wing, with plantings and hardscape.

The landscape area behind the wing is a mix of overgrown plantings, dirt and at least one planting box. There is no historic landscape character or pattern discernable in the courtyard, and for this reason, staff finds that these changes would not change the historic character and so would meet SOTI Standard 2.

7. A screen is proposed to cover the dumpsters.

The details of the dumpster screen are unknown, and this request cannot be evaluated.

STAFF EVALUATION OF APPLICABLE REVIEW CRITERIA:

Secretary of the Interior Standards		
Applicable Code Standard	Summary of Code Requirement and Analysis	Does Work Meet Standard?
SOI #1	<p><i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i></p> <p>The building retains its historic use as a multi-family building.</p>	YES

SOI #2	<p><i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i></p> <p>Staff finds that while the use itself requires minimal change, the proposed work to replace the historic window and door, paint unpainted brick, and significantly alter the landscape on the south and east elevations, would notably alter distinctive features and spaces that characterize the property.</p>	NO
SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>Staff finds that this Standard is not applicable.</p>	N/A
SOI #4	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Staff finds that the proposed changes would not retain materials and features of the property that have acquired historic significance in their own right.</p>	NO
SOI #5	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>Staff finds that the proposed work does not meet this standard, which is unambiguous in regard to retention of historic materials, stating that distinctive character-defining features, including their materials and construction techniques, “will be preserved.” The applicant’s proposal to change the window and door, and to paint the brick, do not preserve the property’s distinctive materials and finishes.</p>	NO
SOI #6	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>Staff finds that the proposal to replace the historic window and door rather than repair and restore or rehabilitate the window and door does not meet this standard. The central and unambiguous idea in Standard 6 is similar to the previous standard, stating that distinctive features “will be repaired rather than replaced.” In addition, it provides requirements for replacement when damage precludes the possibility of repair. In such cases, the burden is on the applicant to demonstrate that severity of deterioration “requires replacement,” which means that there is no option for repair. Staff cannot find a basis for claiming that the Standard would be met.</p>	NO
SOI #7	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p> <p>Staff finds that painting the brick would not meet this Standard, resulting in a treatment that has been demonstrated to result in damage to the brick over time.</p>	NO

SOI #8	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>Staff finds that this Standard is not relevant for the current application.</p>	N/A
SOI #9	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>Staff finds that the proposed exterior alterations would destroy historic materials that characterize the property.</p>	NO
SOI #10	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>Staff finds that this Standard would not be met, as the proposed work to paint the brick cannot be removed in the future without impairing the historic brick.</p>	NO

FINDINGS OF FACT AND RECOMMENDATION:

Staff denies the application to replace the historic window and door, paint brick, and change the south and east landscaping at 220 East Laurel Street, based on the following findings of fact:

- The proposed work does not comply with Municipal Code Chapter 14, Article IV, because it fails to satisfy all of the applicable Secretary of the Interior’s Standards for Rehabilitation, as required. Specifically, the proposed work fails to meet Standards 2, 4, 5, 6, 7, 9 and 10.
- Because the proposed work does not meet the requirements of the Municipal Code, there is no basis for approval.

Staff tables the request for adding a fence and dumpster screen for more information.



Design Review Small Project Application

220 E Laurel St Fort Collins Co 80524

Project Address: _____

Designated Fort Collins Landmark Listed on State Register/National Register of Historic Places

DLOBERMANN TRUST C/O Forge + Bow Dwellings; Annie Obermann

Applicant Name: _____

annie@forgeandbow.com

Email Address: _____

970.402.5694

Phone Number: _____

DLOBERMANN TRUST

Owner Name: _____

Owner Email Address: _____

Owner Phone Number: _____

1. Applicant completes the application with a complete description, sketch, and photographs.
2. Applicant submits completed form. Any other information that describes the proposal may also be submitted.

By Email: Send to preservation@fcgov.com. Electronic submission should include PDF with the completed form ("youraddress-app.pdf"). Include address of property in subject line of email. File size should not exceed more than 25 MB combined.

In person: Development Review Center, 1st floor, 281 North College Avenue, 9:00am – 4:00pm, Monday – Friday excluding holidays.

3. Historic Preservation staff reviews the application. If approved, Historic Preservation staff will issue a Certificate of Appropriateness and email the applicant a copy of the fully approved application and certificate. Please note: some applications may require further review. Landmark staff will contact applicant when these situations arise.


Detailed description of work should include dimensions, material specifications (including color), method of installation, and details of existing conditions. Every application must include photographs of existing conditions of property.

Detailed Description of Project Scope: (required for all proposed work-please attach separate sheet if necessary)

Please see Attached Adendum 1

Diagram or Site Plan (show street, lot, building) (NOT required for reroofing, but required for all other scopes of work)

By signing below, I attest that no additional exterior work or window replacement will occur under this application.

Applicant Signature: 

6/25/2019

Date: _____

Design Review Small Project Application | Addendum 1

Over the past 2 years the Building ownership has restored the interior of the building; focusing on keeping its original historical significance while modernizing the MEP systems within to bring more efficiency and better performance. As we come to a completion of the interiors the exterior has become a place improvements need to be directed. It is the goal of the ownership to honor the historic nature of the original building while provided a functional and appealing residence for tenant retentions. With the increase in old town residential commercial apartment complex development; as a means to protect the ownerships investment the following is being proposed:

1. Replace Existing Window + Door on South Elevation + Paint 1970 addition white. From our findings, this section of the building was actually a non-permitted addition that was added in the 1970. Existing window conditions: Does not match existing original building, lack ability to open, and are poor in efficiency.

Documentation for review|



Photo no. 1 - Original Building Circa 1949; no side building attached.
Resource: Local FCgov Archives



Photo no. 2 - Image post addition Circa 1970; building has been added. Corina with Building Department and Marsha from Community Development were contacted to inquire about exact year of addition. Their Archives did not have building permit on file. Closest thing she found was a roofing permit issued in 1974. Along with this was a roof permit issued 1980 for main building re-roof.



Photo no. 3/4 – Close-up of existing original windows and sill (Brick)



Photo no. 5/6 – Close-up of existing addition window and sill (Flagstone)





Photo no. 7 – Existing addition Entry door

South Elevated Drawing: Existing size and location will be maintained. New window to be replaced is custom window and match existing divides. Window + Door is from Pella Architects line. We have not completed engineering for window and prefer not to until concept has been approved.



1 SOUTH ELEVATION

SCALE: 3/32"=1'-0"

Landscape. It is our intention to clean up the overall aesthetic of the exterior landscape. It is currently very basic, offering minimal outdoor enhancement, privacy, or communal encouragement for tenants. The Ownerships goal is to repair and enhance current conditions so that the buildings foundation is protected from irrigation overspray and to encourage a community vibe so that tenants are encouraged to develop relationships and neighbor well.

Scope to Include :

- Reduce turf that comes to foundation, by adding garden beds around perimeter of foundation.
- New vegetation to fill new beds.
- Add paving system mixed with turf to provide better connection from Building original to addition which will be tenant fitness room.
- Build a screen to cover dumpster (Location cannot be moved due to WM needs of access)
- Construct Raised Garden beds to add dimension to site with improved aesthetic by planting vegetation.
- Install Cedar fence on north side of lot to provide better privacy to tenants that will be enjoying the improved back patio.
- Create purposeful community space on N/W section of lot to enhance tenant amenities and communal living. (Not visible to public).

Documentation for Review

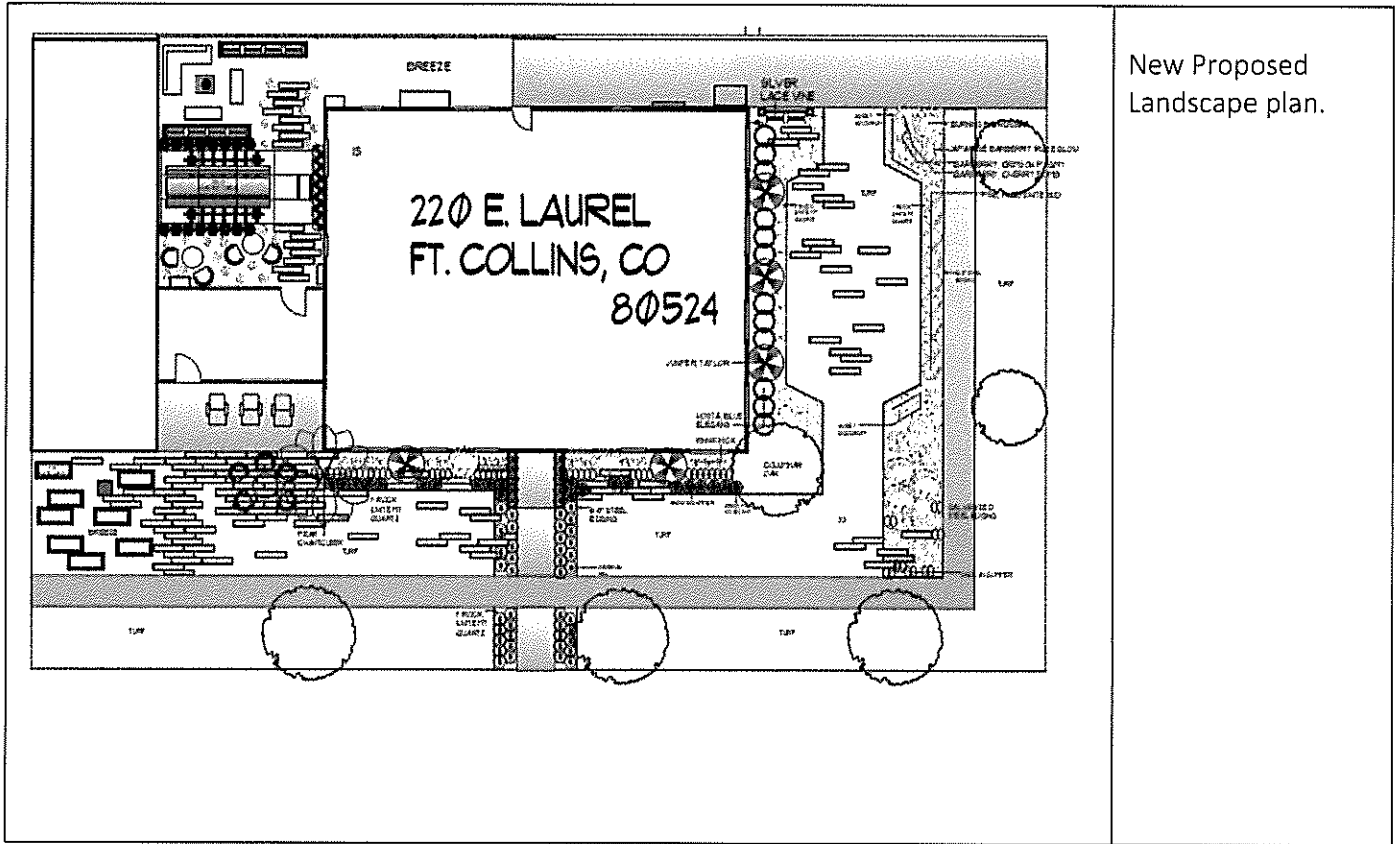


Photo 8-12 – Existing conditions.



Photo 13 (left) – Dilapidated / unwept garden boxes

Photo 14 (right) Existing turf comes all the way to foundation. Irrigation is now over spraying on foundation. Causing concern for erosion.



New Proposed Landscape plan.

In conclusion, we hope that the LCP will see our intention to honor the historical significance of the building while still updating and enhancing it a bit. Our goal in doing so would be to provide better and more competitive amenities for our tenants while encouraging thoughtful design and community benefit. We found inspiration in the Ginger and Baker Remodel. This is an example of the juxtaposition of Historic and Contemporary. See the image below. This rehab was able to secure approval from the Fort Collins Landmark Preservation Committee (LPC) and the planning department—as well as funding for facade grants Downtown Development Authority. This beautiful honored the past while allowing space for an enhanced façade.

*Rec'd 6/10/11
Amended with
information about
Ginger & Baker*

Design Review Small Project Application | Addendum 1

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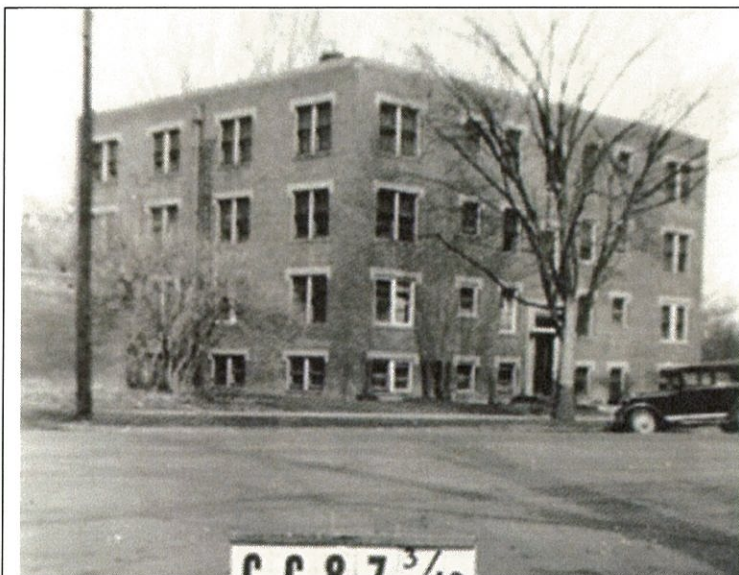


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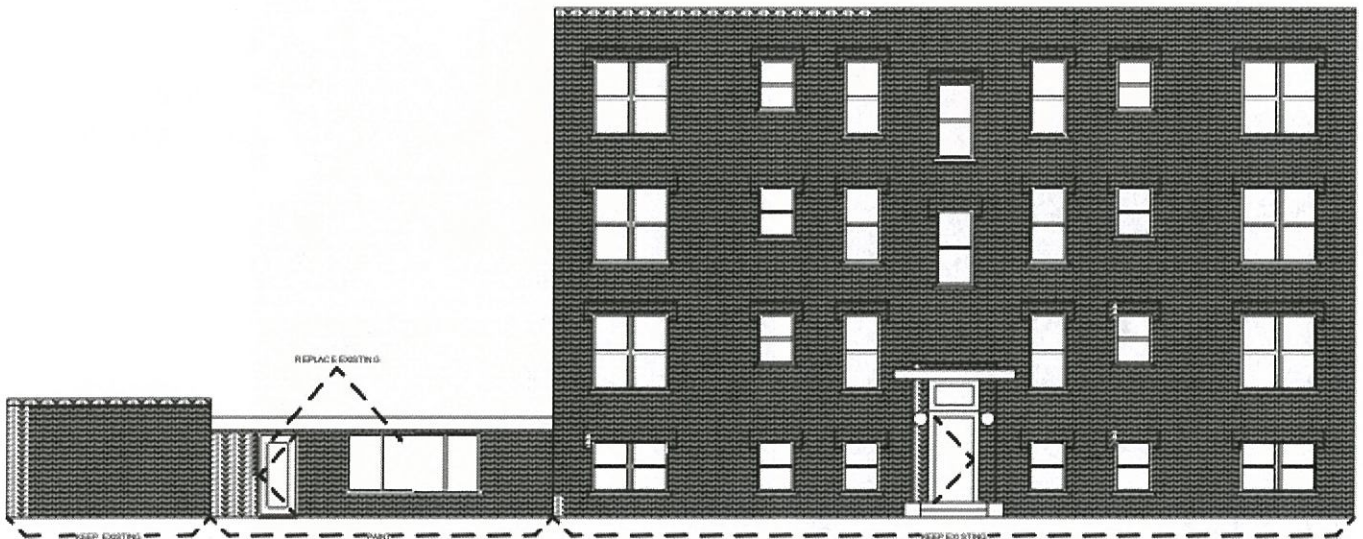
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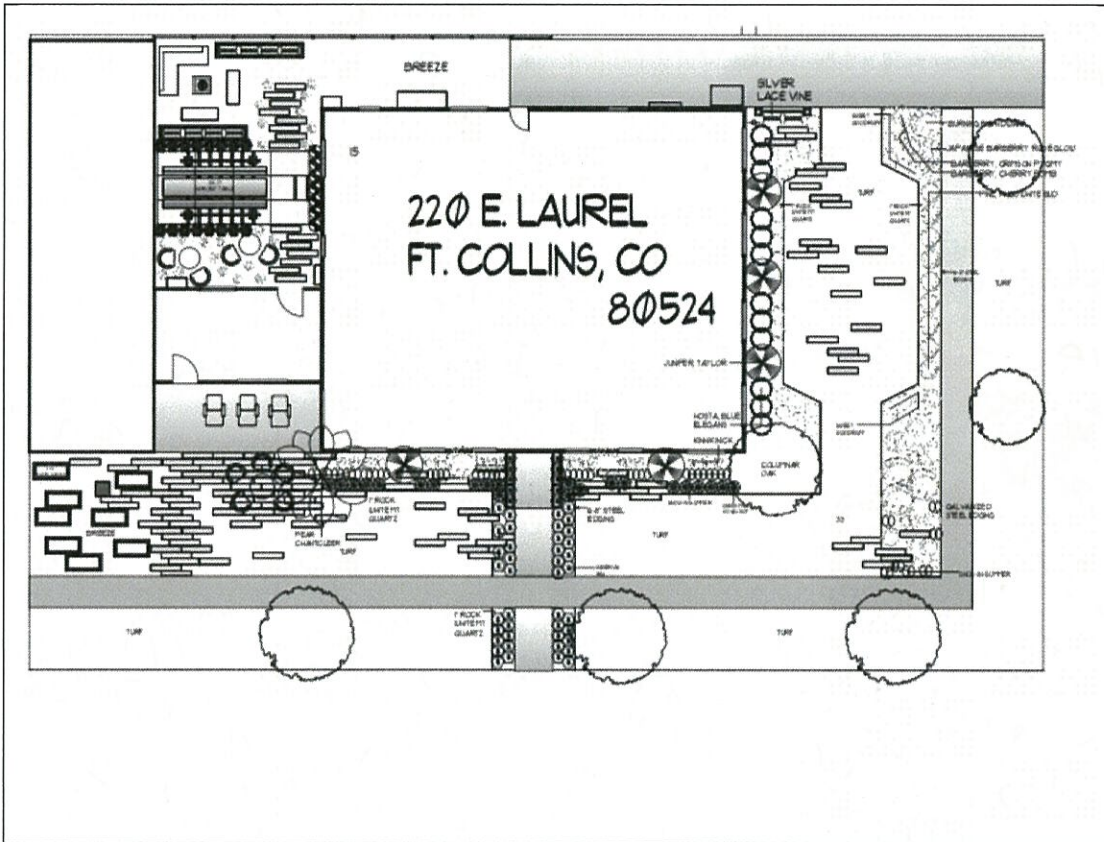
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